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Delhi Pollution Control Committee
Dairy No. 79904
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Sign. of Receiving Officer

F.No./21-20/2020-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA-III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 26 May, 2020

To,

M/s National Buildings Construction Corporation (NBCC) India Limited,
Karkardooma East, New Delhi - 110032
E Mail: eastdelhihub01@gmail.com

Subject: 'Proposed Integrated Development of East Delhi Hub' at Karkardooma East Delhi by M/s National Buildings Construction Corporation (NBCC) India Limited - Terms of Reference - reg.

Sir,

This has reference to your proposal No. IA/DL/MIS/146654/2020 dated 03.03.2020, submitted to this Ministry for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of Terms of Reference (ToR) to the project 'Proposed Integrated Development of East Delhi Hub' at Karkardooma East Delhi by M/s National Buildings Construction Corporation (NBCC) India Limited was considered by the Expert Appraisal Committee (Infra-2) in its 50th meeting held during 22-24 April, 2020.

3. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above said meeting, are as under:-

- (i) The project is located at Karkardooma, East New Delhi. Site co-ordinates of the project site is 28°38'56.25"N 77°18'30.51"E.
- (ii) This is New Project. The total plot area is 2,58,913.69 sqm, total FSI area is 1,17,725 sqm and total construction (Built-up) area of 1,93,712 sqm. Maximum height of the building is 160 metre. The component of the project will be Residential Block, Residential Tower and Civic Amenities. Total 1,630 dwelling units are proposed at site under phase-1, as Type-A- 712 units, Type B- 396 units and EWS- 522 units.
- (iii) During construction phase, total water requirement is expected to be 5,346 ML which will be met by treated water from DJB. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labour force.
- (iv) During operational phase, total water demand of the project is expected to be approx. 1003 KLD and the same will be met by Delhi Jal Board. Daily fresh water will be 526 KLD however Recycled water will be 517 KLD. Domestic wastewater generation will be 646 KLD will be treated in STP of 750 KLD. 517 KLD of treated wastewater will be recycled (225 KLD for flushing, gardening, 17 KLD for DG cooling and 40 KLD for future construction/Thermal Power Station, etc.).
- (v) About 6.18 TPD solid wastes will be generated in the project. The biodegradable waste (3.713 TPD) will be processed in OWC and the non-biodegradable waste generated (1.856 TPD) will be handed over to authorized local vendor.
- (vi) Maximum Electrical load requirement after overall diversity factor works out to 6,119.92 kVA. The 33 KV power supply will be received from BSES in dual feeder to

[Signature]

the complex and step-down to 11KV through 2 nos. power transformers. DG Sets will be of 4*750 kVA, 1*250 kVA, 1*500 kVA each. DG sets shall be placed in open/basement.

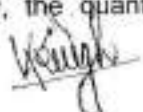
- (vii) Roof top rain water of buildings will be collected in 14 Rainwater harvesting storage pits.
- (viii) Parking facility for 1,620 ECS is proposed to be provided against the requirement of 1,103 ECS respectively (according to local norms).
- (ix) Proposed energy saving measures would save about 18-20% of power.
- (x) It is located within 10 km of Eco Sensitive areas i.e. Okhla Bird Sanctuary is at 9 km, in direction SSW). The Okhla Bird Sanctuary is notified eco-sensitive zone and the project site falls out of the eco- sensitive zone. Hence, NBWL Clearance is not required.
- (xi) Forest Clearance is not required.
- (xii) No Court case is pending against the project.
- (xiii) Investment/Cost of the project is Rs. 1,000 Crores.
- (xiv) Employment potential: During Construction phase approx. 200-250 persons shall get employment.
- (xv) Benefits of the project: The project is conceptualized to be a new Transit Oriented Development that imbibes the core values of a sustainable "Smart City". The project will be developed around the existing two Delhi Metro routes, the Blue Line and the Pink Line with the aim for improving self-sustainability, encouraging public transport and walking and optimising density. Environment-Wastewater treatment, green belt, energy conservation, parking management, rainwater harvesting.

4. The project/activity is covered under category 'B' of item 8 (b) i.e. Township and Area Development projects' of the schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level by SEIAA/SEAC, Delhi. However, due to absence of SEIAA/SEAC in Delhi, the proposal has been appraised at Central level by sectoral EAC.

5. The EAC was informed that the National Buildings Construction Corporation envisaged planning, design & construction of "Integrated Development of East Delhi Hub" in Karkardooma, East Delhi which is conceptualized to be a new Transit Oriented Development that imbibes the core values of a sustainable "Smart City". The project will be developed around the existing two Delhi Metro routes, the Blue Line and the Pink Line. It is aimed at improving self-sustainability, encouraging public transport and walking and optimising density. The "Integrated Development of East Delhi Hub" in Karkardooma is planned to be developed on 25.89 hectares of land. Of this approx. 70% of FAR is stated to be put for residential use, Approx. 19.90 % for commercial use, and 10% for common civic amenities.

6. The EAC, in its 50th meeting held during 22-24 April, 2020, after detailed deliberations, recommended the project for grant of ToR. As per the recommendation of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords ToR to the project 'Proposed Integrated Development of East Delhi Hub' at Karkardooma East Delhi by M/s National Buildings Construction Corporation (NBCC) India Limited for preparation of the Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP) with the following specific and general conditions in addition to Standard ToR provided at Annexure:-

- (i) A certificate from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the



quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

- (ii) An assessment of the cumulative impact of all development and increased inhabitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities in 5 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be submitted with the EIA. The Plan shall also include the consent of all the concerned implementing agencies.
- (iii) The permission of the CGWA for abstraction of ground water, if any, and for basement/excavation dewatering.
- (iv) Details of tree cutting/transplantation, if any.
- (v) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- (vi) A certificate from the competent authority for discharging treated effluent/ untreated effluents into the Public sewer/ disposal/drainage systems along with the final disposal point.
- (vii) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project.
- (viii) Plan for Corporate Environment Responsibility (CER) as specified under Ministry's Office Memorandum vide F.No.22-65/2017-IA.III dated 01.05.2018 shall be prepared and submitted along with EIA Report.

7. The Project proponent shall also take note of the following General Guidelines for preparation of EIA Report and EMP:

- (i) The EIA document shall be printed on both sides, as far as possible.
- (ii) All documents should be properly indexed, page numbered.
- (iii) Period/date of data collection should be clearly indicated.
- (iv) Authenticated English translation of all material provided in Regional languages.
- (v) The letter/application for EC should quote the MoEF&CC File No. and also attach a copy of the letter prescribing the ToR.
- (vi) The copy of the letter received from the Ministry on the ToR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
- (vii) The final EIA-EMP report submitted to the Ministry must incorporate the issues in ToR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP Report where the specific ToR prescribed by Ministry. Questionnaire related to the project (posted on MoEF&CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.
- (viii) Grant of ToR does not mean grant of EC.
- (ix) The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- (x) On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be



indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed ToRs (ToR proposed by the project proponent and additional ToR given by the MoEF&CC) have been complied with and the data submitted is factually correct (Refer MoEF&CC Office memorandum dated 04.08.2009).

- (xi) While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analysed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF&CC Office Memorandum dated 04.08.2009). The project leader of the EIA study shall also be mentioned.
- (xii) All the ToR points as presented before the Expert Appraisal Committee (EAC) shall be covered.

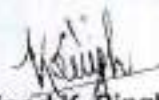
8. The above ToR should be considered for the project 'Proposed Integrated Development of East Delhi Hub' at Karkardooma East Delhi by M/s National Buildings Construction Corporation (NBCC) India Limited, in addition to all the relevant information as per the 'Generic Structure of EIA' given in 'Appendix III' and 'IIIA' of the EIA Notification, 2006.

9. The project proponent shall submit the detailed final EIA Report and EMP prepared as per above ToR to the Ministry for considering the proposal for Environmental Clearance within four years as stipulated in amendment notification No. S.O. 751(E) dated 17.02.2020.

10. As per amendment notification No. 648(E) dated 03.03.2016, the Environmental consultant organizations which are accredited for a particular sector and the category of project for that sector with the Quality Council of India (QCI) or National Accreditation Board for Education and Training (NABET) or any other agency as may be notified by the Ministry of Environment, Forest and Climate Change from time to time shall be allowed to prepare the EIA Report and EMP of a project and appear before the concerned EAC. The consultants involved in preparation of EIA Report would need to include a certificate in this regard in the EIA report and EMP prepared by them and details for data provided by other Organization(s)/ Laboratories including their status of approvals etc.

11. The prescribed Terms of Reference (ToR) would be valid for a period of four years from the date of issue.

12. This issues with the approval of the Competent Authority.


(Dr. Vinod K. Singh)
Scientist E

Copy to:

✓ The Member Secretary, Delhi Pollution Control Committee, Department of Environment, Government of N.C.T. Delhi, 4th Floor, ISBT Building, Kashmere Gate, Delhi.

8(b): STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

- (i) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- (ii) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
- (iii) Examine baseline environmental quality along with projected incremental load due to the project.
- (iv) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- (v) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
- (vi) Submit the details of the trees to be felled for the project.
- (vii) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- (viii) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- (ix) Ground water classification as per the Central Ground Water Authority.
- (x) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- (xi) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- (xii) Examine soil characteristics and depth of ground water table for rainwater harvesting.
- (xiii) Examine details of solid waste generation treatment and its disposal.



- (xiv) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
- (xv) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- (xvi) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- (xvii) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- (xviii) Examine the details of transport of materials for construction which should include source and availability.
- (xix) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- (xx) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- (xxi) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- (xxii) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- (xxiii) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

